

FOR LEASE

507 W INNES STREET, SALISBURY, NC, 28145

SUNTRUST

 **SUNTRUST**
JON MORRIS & CO.
COMMERCIAL PROPERTIES
SPACE FOR LEASE
GAIL PORFILIO THE SIMPSON ORGANIZATION
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ONE ALLIANCE
COMPANIES

HIGHLIGHTS

- Beautifully Renovated in 2006
- Established business and residential area
- Multi-Tenant building with spaces available for lease
- Parking area has 5 handicap spots and accommodates 101 cars
- Located 1 mile from I-85



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
102	1	1249	\$14	MG	Plus \$1.50/SF additional for utilities.
105	1	3690	\$13.50	MG	Plus \$1.50/SF additional for utilities.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,410	34,933	54,602



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$48,284	\$57,430	\$60,849



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,378	13,555	21,034

PROPERTY FEATURES

CURRENT OCCUPANCY	75.60 %
BUILDING SF	22,021
GLA (SF)	22,021
LAND ACRES	2.07
YEAR BUILT	1960
YEAR RENOVATED	2006
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	101
PARKING RATIO	4.5
CORNER LOCATION	Yes
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

TENANT INFORMATION

MAJOR TENANT/S	Suntrust
LEASE TYPE	Modified Gross



About Salisbury

- Salisbury is the primary cultural center of Rowan County offering a thriving downtown district with a classic Main Street America feel. Visitors enjoy touring historic sites, viewing unique public art, discovering one-of-a-kind gifts at local shops, and dining at original restaurants.
- Formerly a frontier town, Salisbury has been touched by some of the greatest names and events of American history. George Washington visited the town during his southern tour in 1791. Daniel Boone grew up exploring the country outside Salisbury before he blazed trails in the wilderness. Andrew Jackson studied law in Salisbury before being admitted to the North Carolina Bar. The city was also home to a famous Confederate prison now surrounded by a historic national cemetery. Salisbury boasts a growing arts community, four colleges and a diverse group of business professionals. With its convenient location, off of I-85 between Charlotte and the Greensboro and Winston-Salem areas, travel to Salisbury is a breeze.

About SunTrust Office Building

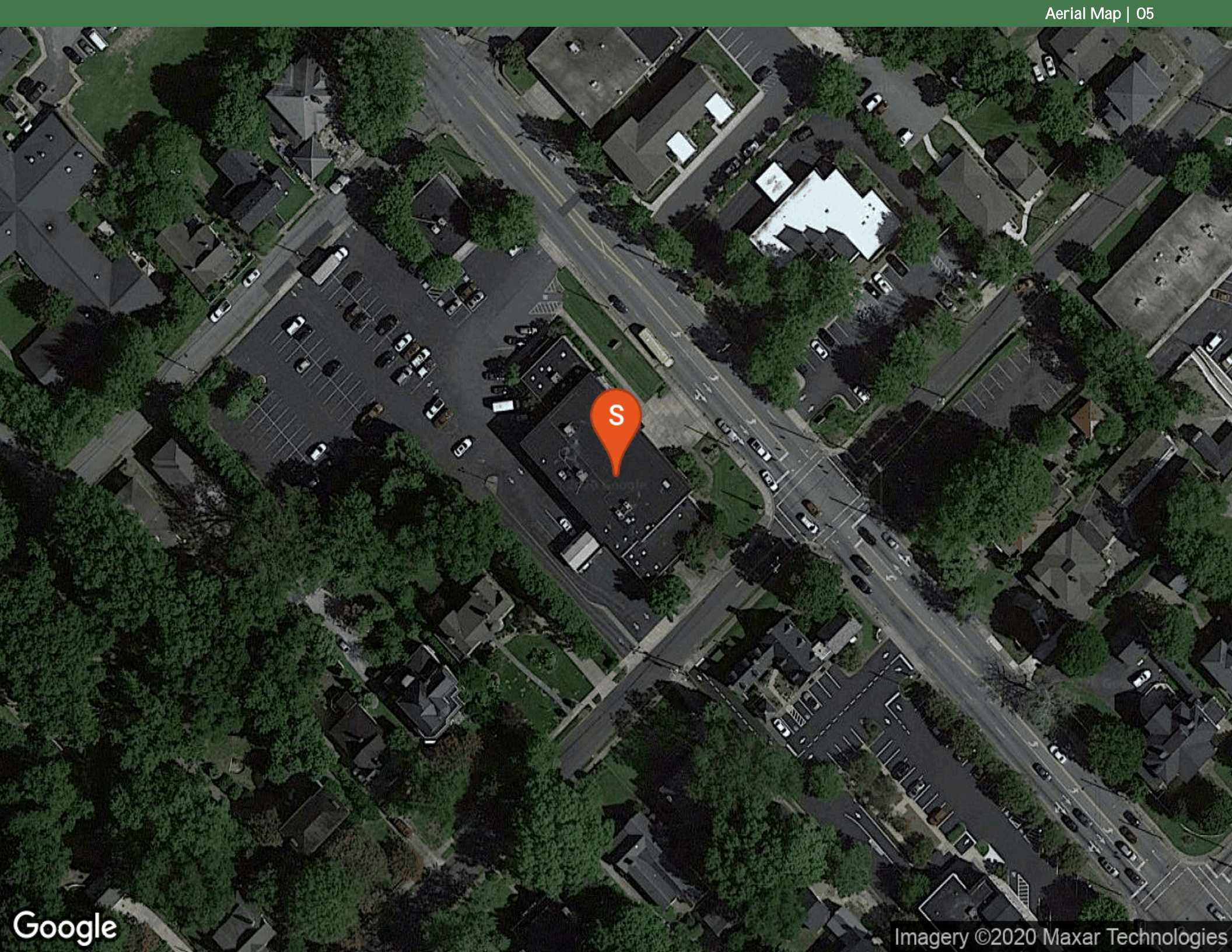
- 22,021 square foot, property located in Salisbury, North Carolina. Property was built in 1960 and renovated in 2006.
- SunTrust Bank serving as the building's anchor tenant with 33.5% of the building on a long term lease with several extension options.
- Located on 2.08 acres at 507 West Innes Street a minute's walk from Salisbury's "Main and Main" intersection located blocks to the south

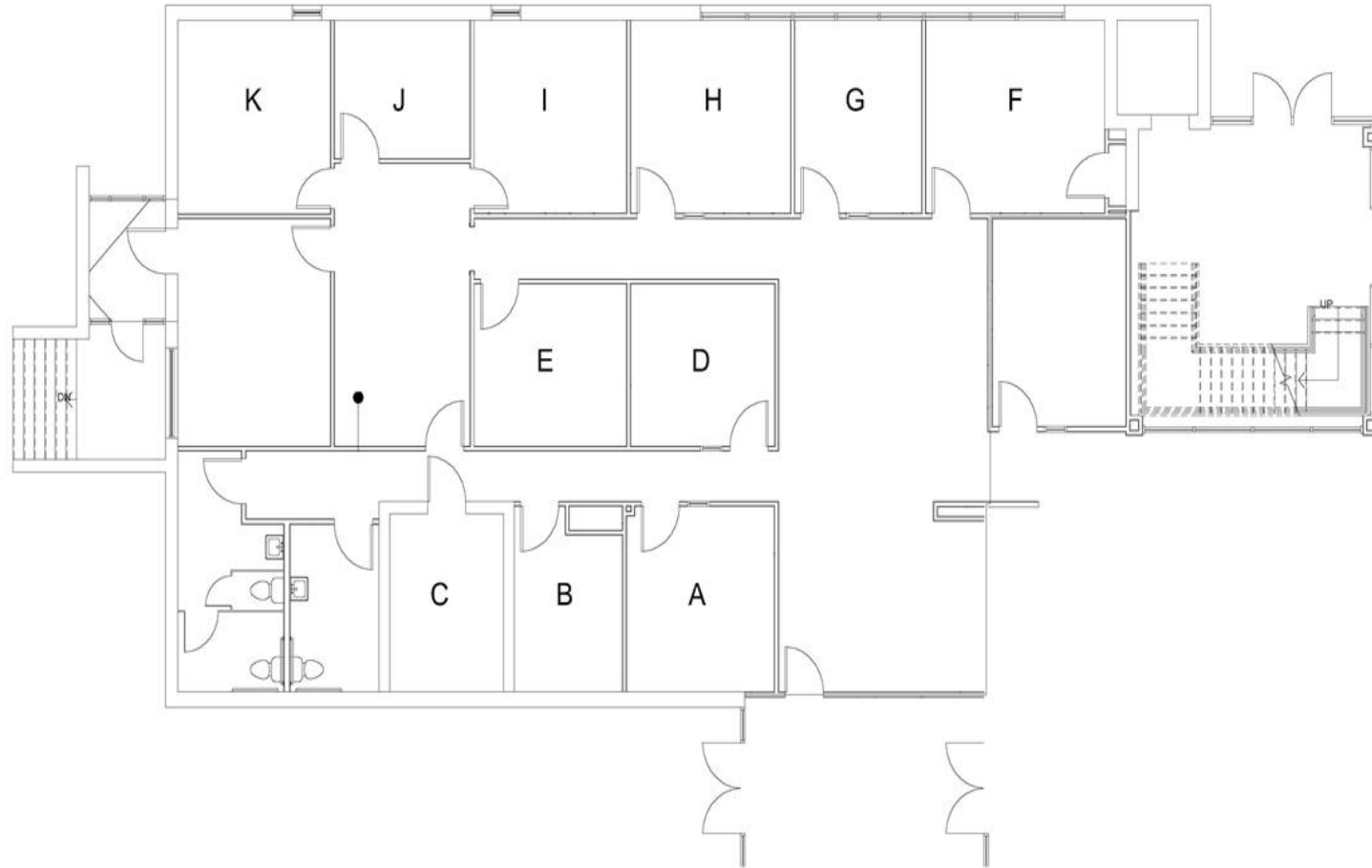
Locator Map



Regional Map







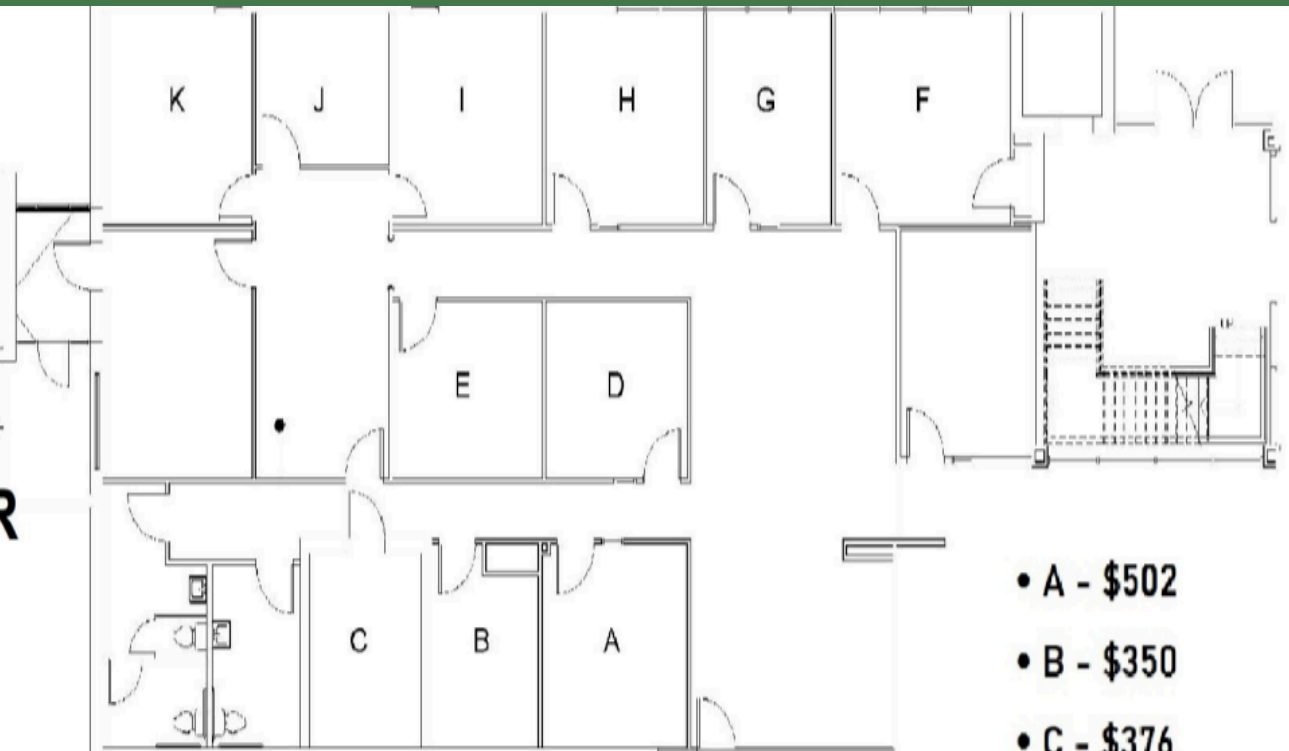
BOMA SQUARE FOOTAGE HAS BEEN CALCULATED BY CAD
DRAWINGS AND NOT BY FIELD VERIFICATION

507 Building
Suite 105

Salisbury, North Carolina

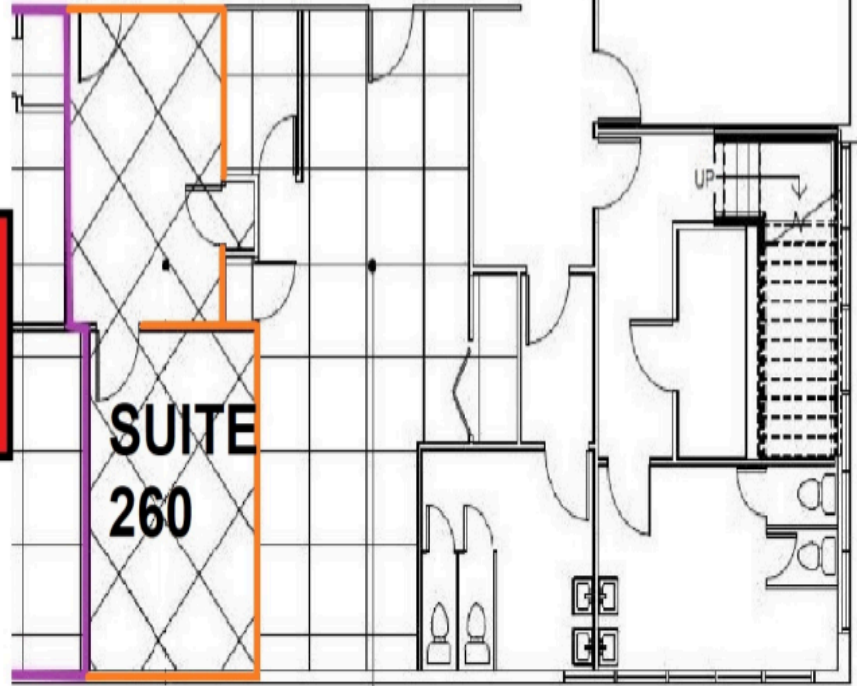


1st FLOOR



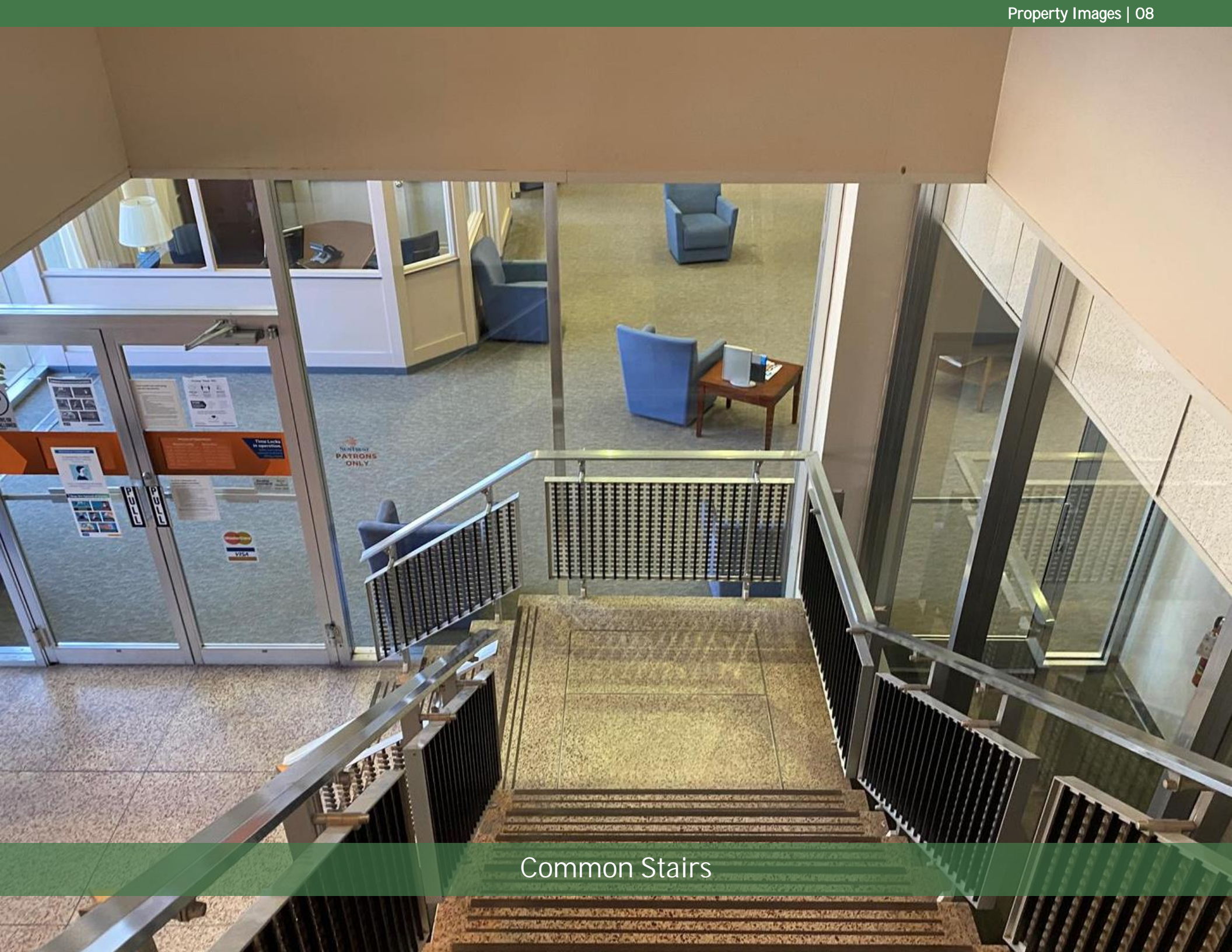
- A - \$502
- B - \$350
- C - \$376
- D - \$458
- E - \$458
- F - \$535
- G - \$453
- H - \$587
- I - \$543
- J - \$350
- K - \$543

2nd FLOOR



SUITE 105
3,690 SF OR
INDIVIDUAL OFFICES

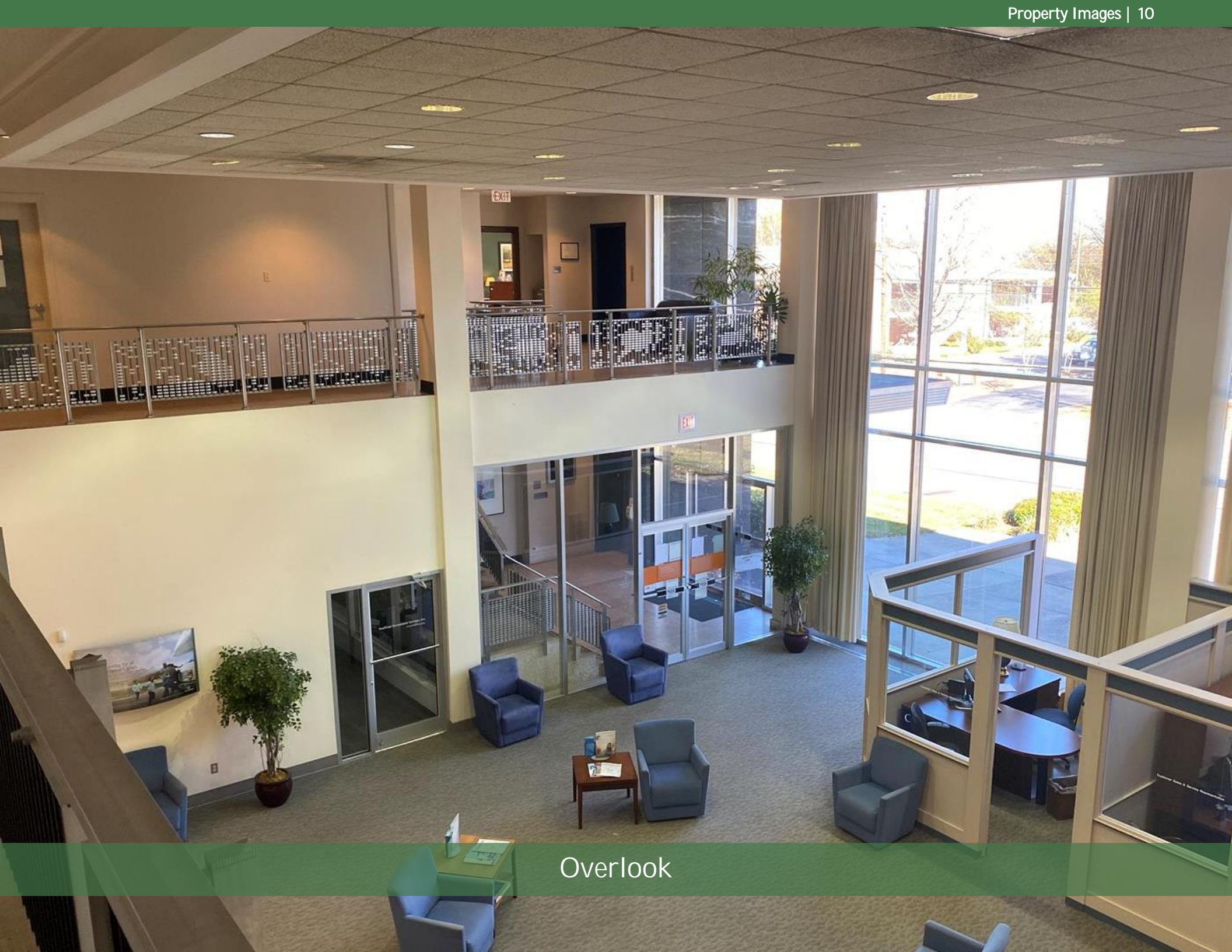
SUITE 260
AVAILABLE
429 SF



Common Stairs



Common Area



Overlook

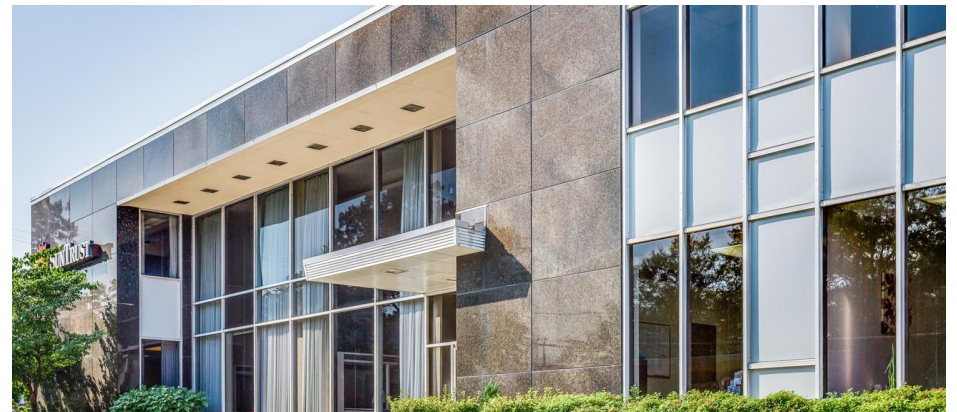


Common Hallway

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,184	31,743	48,980
2010 Population	8,883	32,648	50,989
2020 Population	9,410	34,933	54,602
2025 Population	9,654	36,085	56,361
2020-2025: Population: Growth Rate	2.55 %	3.25 %	3.20 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	865	2,487	3,180
\$15,000-\$24,999	571	1,913	2,722
\$25,000-\$34,999	405	1,395	2,239
\$35,000-\$49,999	534	2,309	3,710
\$50,000-\$74,999	409	2,119	3,313
\$75,000-\$99,999	293	1,764	2,953
\$100,000-\$149,999	134	801	1,652
\$150,000-\$199,999	86	396	727
\$200,000 or greater	81	370	537
Median HH Income	\$30,560	\$40,124	\$43,354
Average HH Income	\$48,284	\$57,430	\$60,849

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,047	13,699	20,826
2010 Total Households	3,219	12,765	19,805
2020 Total Households	3,378	13,555	21,034
2025 Total Households	3,461	13,997	21,689
2020 Average Household Size	2.38	2.37	2.45
2000 Owner Occupied Housing	1,426	6,858	12,008
2000 Renter Occupied Housing	2,125	5,612	7,085
2020 Owner Occupied Housing	1,374	7,221	12,899
2020 Renter Occupied Housing	2,004	6,334	8,135
2020 Vacant Housing	923	2,599	3,504
2020 Total Housing	4,301	16,154	24,538
2025 Owner Occupied Housing	1,425	7,498	13,353
2025 Renter Occupied Housing	2,036	6,499	8,336
2025 Vacant Housing	950	2,668	3,591
2025 Total Housing	4,411	16,665	25,280
2020-2025: Households: Growth Rate	2.45 %	3.20 %	3.10 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	650	2,137	3,398
2020 Population Age 35-39	600	2,086	3,228
2020 Population Age 40-44	516	1,870	3,038
2020 Population Age 45-49	476	1,816	3,129
2020 Population Age 50-54	515	1,944	3,194
2020 Population Age 55-59	552	2,186	3,575
2020 Population Age 60-64	531	2,134	3,477
2020 Population Age 65-69	480	1,941	3,150
2020 Population Age 70-74	353	1,597	2,592
2020 Population Age 75-79	233	1,185	1,825
2020 Population Age 80-84	134	812	1,225
2020 Population Age 85+	150	1,153	1,580
2020 Population Age 18+	7,344	27,239	42,525
2020 Median Age	34	38	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,304	\$44,592	\$46,627
Average Household Income 25-34	\$53,940	\$58,638	\$60,898
Median Household Income 35-44	\$35,223	\$44,566	\$49,046
Average Household Income 35-44	\$54,916	\$63,148	\$67,989
Median Household Income 45-54	\$36,495	\$47,369	\$52,267
Average Household Income 45-54	\$56,327	\$67,703	\$72,320
Median Household Income 55-64	\$31,085	\$42,591	\$48,159
Average Household Income 55-64	\$45,732	\$60,115	\$63,561
Median Household Income 65-74	\$28,925	\$38,335	\$41,147
Average Household Income 65-74	\$42,013	\$53,857	\$57,084
Average Household Income 75+	\$39,140	\$45,750	\$46,229

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	639	2,209	3,459
2025 Population Age 35-39	604	2,059	3,371
2025 Population Age 40-44	590	2,088	3,272
2025 Population Age 45-49	521	1,922	3,136
2025 Population Age 50-54	495	1,910	3,243
2025 Population Age 55-59	511	1,968	3,245
2025 Population Age 60-64	530	2,214	3,607
2025 Population Age 65-69	489	2,069	3,366
2025 Population Age 70-74	398	1,764	2,876
2025 Population Age 75-79	327	1,499	2,377
2025 Population Age 80-84	166	961	1,480
2025 Population Age 85+	147	1,130	1,593
2025 Population Age 18+	7,539	28,187	43,946
2025 Median Age	35	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,360	\$46,685	\$49,155
Average Household Income 25-34	\$55,077	\$61,660	\$64,895
Median Household Income 35-44	\$37,108	\$46,060	\$51,998
Average Household Income 35-44	\$60,180	\$67,127	\$73,424
Median Household Income 45-54	\$37,639	\$48,766	\$54,869
Average Household Income 45-54	\$60,817	\$72,438	\$78,866
Median Household Income 55-64	\$34,215	\$45,096	\$51,605
Average Household Income 55-64	\$50,484	\$65,588	\$70,155
Median Household Income 65-74	\$30,573	\$39,639	\$42,936
Average Household Income 65-74	\$45,415	\$57,575	\$61,784
Average Household Income 75+	\$43,430	\$48,873	\$50,317



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